

### 1.2.C.8. Land Use Compatibility Analysis.

- a. Demonstrate that the character and design of infill and new development are compatible with existing neighborhoods. The compatibility review shall include the evaluation of the following items with regard to annexation, rezoning, height exception, conditional use, and site and development plan petitions:
  - i. Land use density and intensity.  
**The intensity of the proposed automotive service station is consistent with existing uses in the neighborhood.**
  - ii. Building heights and setbacks.  
**The proposed building heights and setbacks are consistent with existing uses in the area.**
  - iii. Character or type of use proposed.  
**The proposed automotive service station is consistent with the character and types of uses typically found in large commercial centers such as Venice Crossing.**
  - iv. Site and architectural mitigation design techniques.  
**Site and architectural techniques will be addressed at the time of a Site & Development Plan application.**
- b. Considerations for determining compatibility shall include, but are not limited to, the following:
  - i. Protection of single-family neighborhoods from the intrusion of incompatible uses.  
**Not applicable, the property is surrounded by commercial, institutional, and multi-family uses.**
  - ii. Prevention of the location of commercial or industrial uses in areas where such uses are incompatible with existing uses.  
**Not applicable, the property is surrounded by commercial, institutional, and multi-family uses.**
  - iii. The degree to which the development phases out nonconforming uses in order to resolve incompatibilities resulting from development inconsistent with the current Comprehensive Plan.  
**Not applicable.**
  - iv. Densities and intensities of proposed uses as compared to the densities and intensities of existing uses.  
**The proposed automotive service station is consistent with the intensity of uses in the neighborhood.**